

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 17, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-33542 – ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RED CARD, LLC - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.87 acres at 8490 Westcliff Drive (APN 138-28-401-009), Ward 2 (Wolfson). The Planning Commission (6-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

14

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Backup Referenced from the 04-09-2009 Planning Commission Meeting Item 27

Motion made by STEVE WOLFSON to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 141-144.

MURRAY PETERSEN, representing Red Card, LLC, explained that he proposes to add a U-Haul truck and trailer rental to the existing business. In an effort to resolve several issues, he has been in constant contact with COUNCILMAN WOLFSON and staff members of the Planning and Development Department. He concurred with staff conditions and asked for approval to move forward with the project.

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COUNCILMAN WOLFSON thanked the applicant for the opportunity to visit the site. He asked MR. PETERSEN to indicate on the site plan the exact location of the rental trucks. MR. PETERSEN noted that his business establishment features a gas station, a post office and other amenities. Plans are to locate the truck and trailer parking to the northeast portion of the site, which situates it at the rear of the property. MR. PETERSEN intends to add to the existing landscaping, as conditioned by staff, in order to meet the original requirements.

At the request of COUNCILMAN WOLFSON, MARGO WHEELER, Director of the Planning and Development Department, read the added and revised conditions related to the Special Use Permit and the Site Development Plan Review.

MAYOR GOODMAN asked the applicant whether he concurred with the revisions. MR. PETERSEN replied that with requirement to add five additional trees, he asked whether he would be given additional time to complete the plantings. COUNCILMAN WOLFSON propose a timeframe of 90 days, to which MR. PETERSEN agreed.

COUNCILMAN WOLFSON questioned the length of the rental trucks. MR. PETERSEN clarified that he had requested at least 48 hours within which to remove from the property any 24-foot, U-Haul truck that might be dropped off by a customer. COUNCILMAN WOLFSON recommended 72 hours, to which MS. WHEELER revised Condition 3.

COUNCILMAN ROSS revealed that members of the Associated General Contractors had expressed verbal opposition to MR. PETERSEN'S proposal. COUNCILMAN WOLFSON replied that he had not received any comments, nor were there any protest postcards received.

COUNCILMAN WOLFSON commented on the request for rezoning the property. He reminded MR. PETERSEN that once the rezoning from C-1 to C-2 has been approved, it is irreversible unless the property is sold. Thereafter, the new proprietor would be required to go before the City Council for a site development review should construction changes be sought.

MAYOR GOODMAN declared the Public Hearing closed for Items 141-144.